BOOK 5180 PAGE 249

Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 61,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF AUGUST, 19

Notary Public

MY COMMISSION EXPIRES: 2-24-89

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
THOMPSON & CRAWFORD, ATTORNEYS, 15th FLOOR, 1st AMERICAN BLDG., NASHVILLE, TN 37238
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| George M. Donegan (NAME) | Community Mortgage Corporation (NAME) | 56-20011 |
| Rte. 1, Burkett Road (STREET ADDRESS OR ROUTE NUMBER) | 6100 S.W. 81st Drive, Suite 2220 (STREET ADDRESS) | |
| Antioch, TN 37013 (CITY) (STATE) (P. O. ZIP) | Miami, FL 33143 (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE Claude Bonds and wife, Linda P. Bonds

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO George M. Donegan and wife Paula D. Donegan

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

BEING Land in the 5th Civil District of Davidson County, Tennessee, described according to a survey by John Kohl & Company, dated July 29, 1977, as follows: TRACT A: Beginning at a point in the centerline of Burkett Road, the southwest corner of this property; thence leaving said road N 4 deg. 52 mins. E 1254.0 feet to a point; thence S 86 deg. 27 mins. E 219.81 feet to a point; thence S 10 deg. 05 mins. W 816.36 feet to a point; thence S 4 deg. 52 mins. W 450.0 feet to a point in the centerline of Burkett Road; thence with said centerline N 85 deg. 08 mins. W 56.6 feet to a point; thence continuing N 86 deg. 17 mins. W 88.4 feet to the point of beginning.

BEING part of the same property conveyed to Claude Bonds by Installment Deed from Jennie B. Carothers, Surviving Widow, of record in Book 4923, 704, Register's Office for said County.

THIS conveyance is subject to restrictive covenants of record in Book 3534, Page 299 and any existing easements of record.

This is improved (XX) unimproved ( ) property, known as Rte. 1, Burkett Road (House Number) (Street) Antioch, TN 37013 (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 2ND day of AUGUST, 19

Claude Bonds Claude Bonds

Linda P. Bonds Linda P. Bonds

STATE OF TENNESSEE
Davidson County

BOOK 5180 PAGE 250

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Claude Bonds and wife, Linda P. Bonds

the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 2ND day of AUGUST, 19 77.

Commission expires 2-21-79

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19 _____

My commission expires _____

Notary Public

WARRANTY DEED

FROM Claude Bonds

TO George M. Donegan

E 18593

IDENTIF. REFERENCE

AUG 5 9 05 AM '77

FELIX A. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

THOMPSON & CRAWFORD
ATTORNEYS AT LAW
15th FLOOR, FIRST AMERICAN CENTER
NASHVILLE, TENNESSEE 37238

| | | | | | |
|---|---|---|---|---|---|
| AUG-5 | CONV | 61,500.00 | | | |
| AUG-5 | S'TAX | | B* | 159.90 | |
| AUG-5 | PRFEE | | B* | .50 | |
| AUG-5 | W'DEED | | B* | 4.00 | * 164.40 |

BOOK 5180 PAGE 252